

BRA
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✓ CHINATOWN COMMUNITY SERVICES NEEDS ASSESSMENT STUDY
AND
FEASIBILITY STUDY FOR
A COMMUNITY SERVICE FACILITY ON
PARCEL C
OAK STREET, ASH STREET AND NASSAU STREET

REQUEST FOR QUALIFICATIONS





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I. PROGRAM CONCEPT

The Boston Redevelopment Authority seeks qualifications for consultant services for the design, organization, and completion of a community needs assessment program and a feasibility study for a community facility on Parcel C. Parcel C consists of approximately 30,000 square feet of land, bounded by Oak Street, Ash Street, and Nassau Street (see Exhibit A, Site Map).

The primary goal of the community service needs assessment study is to produce a comprehensive and long-range technical reference for the planning and development of services that are critical to the Chinatown community. The findings will also support continual efforts by service providers in raising funds for capital investment and staff capacities and gaining programming space elsewhere in Chinatown and its vicinities.

The primary goal of the feasibility study for a first-class multi-service community facility on Parcel C, which includes the relocation of the South Cove YMCA and the Chinatown Boys and Girls Club, is to assist the Chinatown-South Cove Neighborhood Council in analyzing and evaluating alternative design and programming schemes based on different development/management scenarios.

The comprehensive needs assessment study and the feasibility study for Parcel C facility will instigate a two-prong approach to providing quality services to the growing community both in the short-term and over the long run. These will further support community goals, objectives, and policies as identified in the Chinatown Community Plan for community services.

The consultant will be working closely with the Chinatown-South Cove Neighborhood Council, community-based service providers, and the Mayor's Office of Neighborhood Services. Both the needs assessment study and the feasibility study will build on and draw from existing community expertise in a wide range of services supporting the Chinatown community through various stages of immigration, acculturation, and family development. The studies will be conducted through an open process promoting community outreach, information, and education.

III. SCOPE OF CONSULTANT SERVICES

The consultant(s) will be responsible for designing and coordinating the 2-part survey to facilitate the immediate programing of the Parcel C facility and the long-term projection of the balance of community service needs.

The consultant(s) will work with the Chinatown-South Cove Neighborhood Council (CNC), the Mayor's Office of Neighborhood Services (ONS), and the BRA in the tasks listed below.

III-A SCOPE OF CONSULTANT SERVICES FOR COMMUNITY SERVICE NEEDS ASSESSMENT STUDY

The scope of needs assessment study encompasses the following services:

- 1 Child Care;
- 2 Civic Education and Cultural Orientation;
- 3 Community Health Care;
- 4 English-as-Second Language for Adults and Youths;
- 5 Elderly Services;
- 6 Information/advocacy/legal counseling on civil rights, employment, housing, and family.
- 7 Information/education on Community Planning and Development;
- 8 Pre-vocational Training and Vocational Training;
- 9 Recreation, Social, and Community Functions; and
- 10 Youth Programs.

A. Work with BRA staff to establish Asian population profile for Chinatown and Greater Boston Area as a common database for needs assessment.

- 1) Present population Profile by Age, Sex, and Education
- 2) Projected Population Profile by Age, Sex, and Education by the year 2000

These basic population profiles should be further tailored for respective services by including other demographic characteristics and programing variables, such as income and ethnicity, that are identified as pertinent to planning and programing by providers.

B. Work with CNC and ONS to design and conduct a community-wide questionnaire to:

- 1) Solicit service providers interested in participating in the development of a community service center on Parcel C
- 2) Verify recommended criteria for selection, such as history, contributions, and special needs.
- 3) Identify areas of improvement and emerging programing needs
- 4) Project future growth and expansion in terms of programing capacities, physical facilities, staffing, operating budgets, and financial and technical resources.

C. Verify programing needs projected by providers and translate final projections into requirements for physical space.

D. Recommend priority and phasing of growth and expansion in physical capacities, capital investments, and support staff by general category of services and by individual agencies.

II-B. SCOPE OF CONSULTANT SERVICES FOR FEASIBILITY STUDY FOR A COMMUNITY FACILITY ON PARCEL C

A. Work with the BRA staff architect and planner to assist the CNC on the evaluation of development alternatives for the Parcel C facility including the relocation of the South Cove YMCA and the Chinatown Girls and Boys Club.

Specifically, the physical alternatives could include the following scenarios:

- 1) Develop Parcel C facility around the adjacent Quincy School Community Council (QSCC) located on 18-32-34-36 Oak Street which will be rehabilitated independently (Exhibit A, Parcel C Site Map).
- 2) Combine Parcel C and the QSCC site for complete re-building and incorporate QSCC programing into the new facility.
- 3) Develop Parcel C and the QSCC site jointly but as two separate entities and explore alternative site planning and design for quality environment and efficient land use.

B. Recommend to the CNC in the final selection of participating agencies and organizations.

C/PARCELC

- C. Assist the CNC in exploring alternative programing of the facility to optimize spacial and operational efficiency by time-sharing, joint management, rotating schedule, and other innovative approaches.
- D. Assist the CNC in the evaluation of alternative management mechanism/system for the development and operation of the community facility.

SITE CONTEXT

Parcel C is located at a critical interchange of land uses in Chinatown. The site is surround by the New England Medical Center Hospitals and Tufts University to its north along Nassau Street and to its east along Harrison Avenue. To its west is a surface parking lot and vacant building currently planned by the Medical Center for the development of additional medical facilities.

The south side of the parcel borders on the annex of the Quincy School Community Council and on Oak Street which is a major pedestrian passageway linking the residential core of Chinatown with Quincy Elementary School and Quincy Tower across Washington Street. Directly across Oak Street from Parcel C is Parcel R-3/R-3a which is in the process of being developed for about 250 units of housing to be housed with at least two thirds of these being affordable to moderate- and low- income families.

III. BUDGET AND TIMEFRAME FOR CONSULTANT SERVICES

Consultant services for the design, organization, and completion of a community service needs assessment study and the feasibility study for a community facility on Parcel C will be retained in an amount not to exceed \$20,000.00.

Both studies will proceed simultaneously and expeditiously. The comprehensive needs assessment study should be completed within three months or by the end of March, 1989. The feasibility study for the Parcel C community facility will immediately begin with exploratory design studies by BRA staff and completed by the end of January for evaluation of development alternatives. This will be followed by detailed programing analysis and evaluation which should be completed no later than April, 1989.

IV. BACKGROUND

Special Needs for Community Services

Community-based organizations and human service agencies in Chinatown are important community institutions providing a wide range of services that are tailored to the various phases of immigration, acculturation, and family development. Currently more than sixty of such organizations are located in the Chinatown vicinity.

Being centrally located, these facilities provide much needed services to not only Chinatown residents but the Greater Boston Asian community as well. Since 1975, Boston's Asian community has increased to over 25,000 and the growth is expected to continue. Immigrants arrived from the People's Republic of Chinatown and the Southeast Asia have continued to increased and many of them are monolingual, undereducated, and underemployed.

Currently, 77 percent of Chinatown's residents use services available in Chinatown, while 61 percent of all Asians who visit, shop, pass through, or live in Chinatown do so. With the continuing growth and increasing diversification of the Asian population in Metropolitan Boston, the demand for community services is rising in volume and expanding in scope. It is critical to increase the organizational capacity of community service agencies, create and secure affordable community space and facilities, and expand funding for programs.

V. SUBMISSION REQUIREMENTS

This Request for Qualifications (RFQ) is open to all persons and entities with expertise and interests in a community-based needs assessment study on community services and feasibility study on facility programing. Consultant teams that include community-based organizations, non-profit organizations, and minority members are preferred. Recommendation by the Chinatown-South Cove Neighborhood Council will be required for final selection.

All applicants are requested to submit five copies of submission materials no later than 5 p.m. on December 19, 1988 to:

Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

For question regarding the submission requirements, please contact:

Ting-Fun Yeh
Chinatown Neighborhood Planner
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201
722-4300, Extension 4223

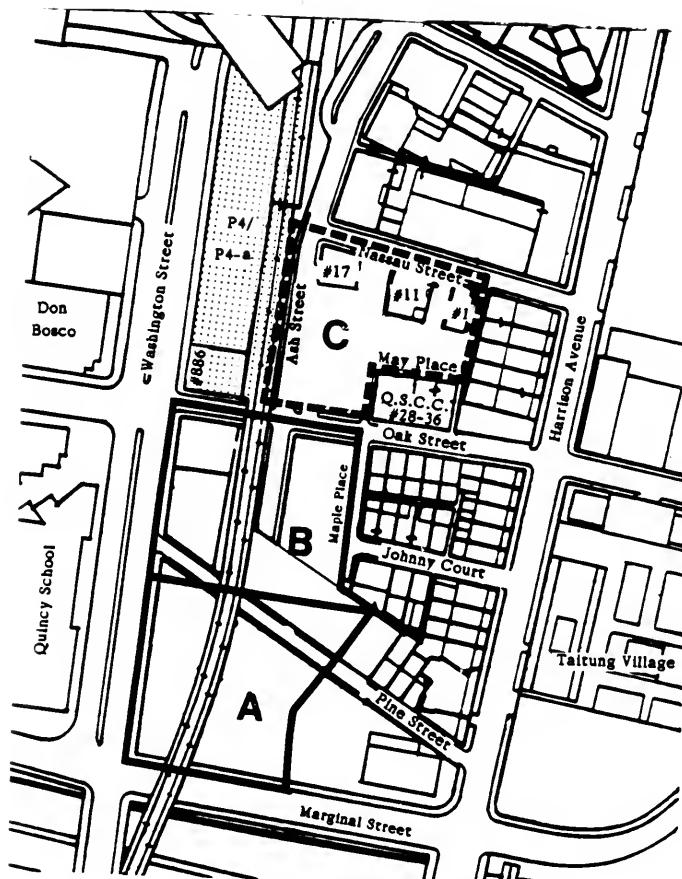
Submissions

1. Letter of interest which introduces the consultant(s) and affiliations.
2. Description of qualifications, experience, and relevant background; description of functional relationships among consultant team members.
3. Description of estimated cost, proposed itemized budget and schedule for the required services.

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AREA A 42,000 LSF approx 140 Housing Units
AREA B 42,000 LSF approx 120 Housing Units
AREA C 29,000 LSF approx 170,000 GSF
QSCC 4,500 LSF approx 7,830 GSF plus 2240 S.F. of play lot

#886 Washington Street
(Old Don Bosco School Building) 3,207 LSF 19,000 GSF

#1 Nassau Street (NEMC) 3,500 LSF

#17 Nassau Street (T-NEMC) 1,587 LSF

EXHIBIT A, SITE MAP: PARCEL C

